

BAYHILL SPECIFIC PLAN

City Council/Planning Commission Study Session: Meeting Summary

August 16, 2017; 6:30 p.m.
Senior Center

ATTENDEES

City Staff

- Connie Jackson, City Manager
- Marc Zafferano, City Attorney
- Vicky Hasha, Deputy City Clerk
- David Woltering, Community Development Director
- Matt Neuebaumer, Associate Planner

Consultant Team

- Rajeev Bhatia, Dyett & Bhatia
- Elizabeth Schmid, Dyett & Bhatia
- Jason Moody, EPS
- Jenny Lin, EPS

City Council

- Jim Ruane, Mayor
- Ken Ibarra, Vice Mayor
- Marty Medina
- Rico Medina
- Irene O'Connell

Planning Commission

- Marie Kayal, Chair
- Rick Biasotti
- Mary Lou Johnson
- Sophie Lagace

Public

- Approximately 30 members of the public were in attendance

PRESENTATIONS

- Community Development Director, David Woltering, provided a brief overview of the purpose of the study session, introduced key participants, and reviewed the overall study session format.
- Rajeev Bhatia, representing Dyett & Bhatia, provided a brief project overview and reviewed the Specific Plan process and overall schedule.
- Josh Portner, Representing YouTube, joined by Matt Weber, Ellis Partners, and Chris Sharples, Shop Architects provided background on YouTube's objectives and vision for the Bayhill Specific Plan area.

PUBLIC COMMENTS

- Ryan Mrsny
 - Install a left-hand turn lane at Cherry/San Bruno Ave.

- The dog park needs improvement. Expand the fence lines out. Many YouTube employees may end up living in the apartments around there and would use the dog park.
- Improve bike safety on Cherry Avenue.
- Avoid El Camino Real for bikes. Elm could be a good alternative.
- Adam Cozzette
 - Lives on Elm.
 - Prioritize people instead of cars. Create a pedestrian environment with smaller setbacks, etc.
 - Concerned that YouTube will build too much parking, which will have adverse affects.
 - YouTube fully subsidizes parking. This encourages people to drive more than if they had to pay. This subsidy is at the expense of supporting other more environmentally friendly modes of travel.
 - More traffic to the area makes it less desirable for pedestrians.
 - A parking cash out program would be good. Google does this in LA.
 - Limit parking in the Specific Plan to a reasonable amount.
 - Thank you to YouTube for the crosswalk improvements at the Cherry Avenue/Grundy Lane intersection.
- Jennifer Blanco
 - YouTube's Community Liaison person should be present at these meetings moving forward.
 - Will the presentation be available on the website? Will there be an avenue to present questions/concerns on the website?
- Linda Martin Mason
 - Lives on Cherry Avenue.
 - Wants to thank YouTube for expanding in San Bruno.
 - Parkside Middle School will expand from 600 to 1000 students in the next four years. Concern about parking and traffic on Cherry Avenue if YouTube is expanding too.
 - Private/public partnerships - Our library is old. Think about what we can do for the library that is 3 blocks away.
 - Housing impact – San Bruno is one of the only affordable places left. I want to see information about where YouTube employees live. If new employees live in San Bruno, will rental rates go up? What will we do for these existing residents?

COMMISSION AND COUNCIL DISCUSSION

- Mayor Jim Ruane

- To clarify for all, the Bayhill shopping center is not going away; it is expected to remain to serve the community
 - YouTube Representatives: We do not own the shopping center. We have no intent to purchase it. We also do not own the Speedee Oil on El Camino Real, and we are not looking to purchase that either.
- Commissioner Sophie Lagace
 - I'm glad to hear that the focus is on keeping things to a pedestrian/human scale.
 - We have a nice center in San Bruno, but it's been developed from the car perspective.
 - I support developing in a way that benefits pedestrians and transit users.
- Commissioner Marie Kayal
 - Pleased to see the pedestrian friendly outlook.
 - Consider the impact on current residents – rent/property values. Facebook subsidized rent if employees lived nearby and that caused rents to rise. How is YouTube handling this?
- Commissioner Rick Biasotti
 - Thank you to YouTube for their efforts.
- Commissioner Mary Lou Johnson
 - Community is really important.
 - YouTube cares about people. It's exciting to think about this project.
 - We need to stay focused on the big picture and get feedback from the community. I encourage those here and those at home to give input at all levels.
 - When there is a big project coming in, there is opportunity for a city. A 20-year plan is exciting. That makes me want to stay here.
 - It's not just about Bayhill, it's about El Camino Real and will benefit the wider community.
 - I hold high expectations, and we thank YouTube for helping us think big as a city.
 - "Employee parking encourages driving" – But if you minimize it too much, that parking spills over to neighborhoods. You have to look at the big picture all the way around.
 - I look forward to this process!
- Councilmember Irene O'Connell
 - I have concern about the YouTube principles. I didn't hear anything about sustainability. I want that to be a focus. We don't want something that will be out of style in 20 years.
 - There are already buildings higher than 50 feet. That inner part of the office park is one of the few places where you are not going to bother neighbors. If you build up, that is

less land you need to use for buildings, and there can be more open space and pedestrian and bike paths. This should be considered.

- Housing – It’s great to talk about the different phases, but what does it mean in numbers? How many people is this? And how will that affect us as a greater community?
- Housing on El Camino Real is good, but what about San Bruno Avenue? The eucalyptus on San Bruno Avenue are hazardous and not native to California. If you cut them down and replaced them with housing and better landscaping, I think that would be a good trade off. No palm trees!
- What is the lease term for 901 Cherry?
- YouTube Representatives: The 901 Cherry lease is up in 2021.
- Landscaping – We are water conscious in San Bruno. We are into xeriscaping, permeable landscaping, and bioswales.
- Brisbane’s City Hall has landscaping designed to catch stormwater. Water percolates down and is filtered and cleaned. Look into incorporating something like this.
- I hope you are considering incorporating public art.
- Vice Mayor Ken Ibarra
 - Thank you, YouTube for having the vision 10 years ago that San Bruno was well positioned and full of potential. We are on the map now. Millions and billions use YouTube around the world.
 - The Specific Plan is so important. We are in year 17 of a Specific Plan at the naval base, and we are proud of what we’ve gotten. That was only 20 acres - now we are looking at 75 acres.
 - As an architecture student, they taught us “no cars.” Look at Santana Row or the Americana in Glendale. You park once and spend your day there. I’d like to see that when you talk about the pedestrian environment.
 - Concern about YouTube’s campus vision – What will be off limits to the public? Right now it is very much closed - not open to the public.
 - How is a pedestrian friendly campus type development going to mix the community and YouTube employees? I think you want the public to come and also provide a good working environment. It could be such a great destination for people coming from all over the surrounding areas.
 - I know it’s going to be a great project and it’s going to be a unique place for YouTube and San Bruno to be proud of.
 - I’m interested in seeing more about what YouTube has in mind.
 - Will be a good learning experience for the entire community.
- Councilmember Rico Medina
 - I know YouTube wants to get moved in before their lease expires.

- Infrastructure – Who will oversee that and take care of it? We need to think about infrastructure not just at the site, but also around it.
- Community benefits – What will be built in the project that will benefit the community as a whole?
- YouTube says it will be accessible, user friendly, and attractive. This is important.
- Will there be a park or park in-lieu fees for commercial development?
- Need to look at this as an opportunity.
- Need to protect the neighborhoods from negative impacts.
- Councilmember Marty Medina
 - I have full faith that we will get a sustainable, beautiful campus with great bike routes, that inspires creativity. That's what makes YouTube, YouTube. I'm cautiously optimistic about the overall plan.
 - I have concerns about housing impacts on the community (because of the large increase in jobs) and congestion.
 - I remain optimistic in developing this partnership.
 - What are we getting from YouTube being here? Pride for sure. What else? Sharing of technology – San Bruno's cable company is trying to improve its internet services. We need a new library – could be on that campus. It could be the most amazing library.
 - Traffic –There is currently a shuttle that YouTube and Walmart.com share. It would be great to extend the shuttle throughout the community at different hours. We can figure out where people need to be. Will those shuttles eventually be driverless?
 - Native trees are important.
 - Potential of a hotel is interesting and would bring revenue.
 - Developing a win-win for YouTube and the community is important.
- Mayor Jim Ruane
 - YouTube must integrate with the community. There should be no moat or wall around this campus. I believe you are working on that.
 - Use topography to develop an amphitheater that could be a shared venue for community events.
 - Park facilities could be great.
 - Housing – Adding a large number of employees per year - where are they going to live? Will you augment housing that we have or build new stuff? I think it could be integrated into that campus. If your workers have to live far away, we are just adding to the mess of traffic in the region.
 - Library – could be high tech, a great amenity.
 - A lot of potential going forward. You have a task in front of you, but what an exciting task!

- Integrate more into the community. Think about housing to accommodate the people who will serve you. Where will the new people live?
- Landscaping – Get rid of the eucalyptus.
- This is just the first preliminary meeting. We will be reaching out to lots of groups.
- Tanforan has been purchased and there are plans to reinvent it as a destination. If you can coordinate with them, that would be great.

NEXT STEPS

- Community Development Director, David Woltering
 - A community workshop will be held here in this room at 6:30 on August 30.
 - The purpose of the workshop is to ask community members about what their vision for the site is and what should be studied during the Specific Plan process.
 - Property owners within a 600' radius will be noticed, and information will be put on the project website. (The Bayhill Specific Plan page on our City website.) We'll also use Nextdoor and our cable television to promote the event.
 - There will be additional workshop held around November/December, an online survey, and many opportunities to comment.
 - There will also be another property owner forum in the winter.
 - The public hearings on the Plan and EIR will likely be next summer.